BILL GARRETT, Davidson County
Trans: T20140090222 DEEDWARR
Recvd: 12/02/14 13:32 2 pgs
Fees: 13.00 Taxes: 432.90
20141202-0110456

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $117,000.00 (One Hundred Seventeen Thousand).

AFFIANT

Subscribed to and sworn before me this 26th day of November, 2014.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN (NOTARY SEAL)

My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jeffrey Stockard 623 Philwood Drive Nashville, TN 37214	Fairway Independent Mortgage Corporation 919 McClardy Road Clarksville, TN 37042	09611009700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DALLAS JOSEPH CONKLIN, unmarried,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JEFFREY STOCKARD and RACHEL STOCKARD, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 800 on the Plan of Cloverhill Subdivision, Section 10, of record in Book 2331, Page 57, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Lakeland Drive at the common corner of Lots 808 and 813; thence with the line between said lots, northwardly 192.3 feet to a corner of Lot 810; thence with the lines between Lots 808 and 810, westerly 140 feet to a point in the easterly margin of Philwood Drive; thence with the margin of the same, southerly 172.3 feet to a point at the beginning of a curve; thence around said curve, southeasterly 31.29 feet to a point in the northerly margin of Lakeland Drive; thence with the margin of the same eastwardly 120 feet to the point of beginning.

Being the same property conveyed to Dallas C. Conklin and wife, Anna R. Conklin by deed from Kenneth Stevens of record in Book 4216, Page 131, Register's of Deeds Office for Davidson County, Tennessee. The said Dallas C. Conklin having predeceased Anna R. Conklin. Anna R. Conklin having died testate and property was devised to Dallas Josepjh Conklin under The Last Will and Testament of Anna R. Conklin, deceased, Probate File 14P1724, Probate Court Clerk's Office for Davidson County, Tennessee, and certified copy of The Last Will and Testament of Anna R. Conklin, deceased, recorded in Instrument Number 20141110-0103757, Register's of Deeds Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **623 PHILWOOD DRIVE** **NASHVILLE,TN37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

LTSR Number: GTE File: 2014

WITNESS, this 26th day of November, 2014

Dallas Joseph Conklin

Dallas Joseph Conklin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 26th day of November, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dallas Joseph Conklin** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 26th day of November, 2014.

JEFFREY M. GRISSOM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016

Notary Public

Commission Expires: